

The Onyx
16-20 Medford Street
Somerville, Massachusetts

Transportation Access Plan



Prepared For:
Somerville Living, LLC

Prepared by:
Design Consultants, Inc.
(a division of GM2)

February 2022

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MOTOR VEHICLE PARKING PLANS
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PROJECT SUMMARY

Design Consultants, Inc., a division of GM2 (DCI-GM2), has been contracted by the Client, Somerville Living, LLC, to prepare a Transportation Access Plan (TAP) for the proposed project at 16-20 Medford Street ("Project") in Somerville. The following background information pertains to the proposed Project.

Project Name and Street Address:

The Onyx

16-20 Medford Street

Somerville, MA 02143

Project Location including Adjacent Intersections:

The Project site is located southeast of the Union Square area of Somerville along Medford Street, approximately 0.6 miles southeast of the heart of Union Square and approximately 0.5 miles from the proposed Union Square Station. The site is also located approximately 0.6 miles from the relocated Lechmere Station. The existing site is bounded by Medford Street and Warren Street to the east, Bedford Street to the west, South Street to the north, and residential and commercial buildings to the south. The closest intersections to the Project site are:

- Medford Street at South Street (Unsignalized)
- Medford Street at Warren Street (Unsignalized)
- South Street at Bedford Street (Unsignalized)
- Warren Street at Porter Street (Unsignalized)

Project Plans Included:

1. Illustrative Site Plan
2. Transportation Elements Plan
3. Pedestrian Access Plan
4. Bicycle Parking Plan
5. Motor Vehicle Parking Plans
6. Motor Vehicle Movement Plans

SITE ACCESS

The Project site is bound by existing roadways and residential and commercial buildings. Main pedestrian access will be provided along Medford Street and South Street, with secondary pedestrian entrances along the sides of the building and from the garage area. Vehicle access to the parking areas will be provided along Bedford Street, and a pick-up/drop-off area will be provided along South Street.

Site Plans and Supporting Graphics

The Site Plans that will be accompanying this application have been attached to this document for reference. These plans include graphics that highlight the ground level floor plan and planned vehicular, bicycle, and pedestrian accommodations.

ILLUSTRATIVE SITE PLAN

The Illustrative Site Plan shows the ground level floor plan and the proposed landscape plan. The interior ground level floor plan color-differentiates each of the individual spaces, including the residential units, commercial space, elevator, and common area/hallways (see Figure C-101 attached in the Appendix).

TRANSPORTATION ELEMENTS PLAN

The Transportation Elements Plan depicts multiple elements on-site that will be both added and removed. As part of this redevelopment, the site will be completely razed and cleared of all existing elements, including the building, and closing the curb cuts along Medford Street, Warren Street, and South Street. Proposed elements include a new multi-use building, a curb cut along Bedford Street for access to the parking areas, a pick-up/drop-off area along South Street, and bicycle parking. To better illustrate the proposed and removed elements on the plan, the proposed transportation elements have been highlighted in blue, the proposed building has been shown in black, existing to remain elements have been shown in grey, and all removed elements are shown in red (see Figure C-102 attached in the Appendix).

PEDESTRIAN ACCESS PLAN

As part of the Project, the sidewalks along the site frontage along Medford Street, South Street, Warren Street, and Bedford Street will be reconstructed. The existing and proposed sidewalk widths along each of the roadways are shown. A plan depicting the Project sidewalks and general building entrance locations is provided (see Figure C-103 attached in the Appendix).

BICYCLE PARKING PLAN

Currently, both short-term and long-term bicycle parking spaces are being proposed on-site. The bicycle parking will be designed to comply with City of Somerville standards, which will include 10 short-term bicycle parking spaces and 42 long-term bicycle spaces. The locations and configurations of the on-site bicycle parking are shown (see Figure C-104 attached in the Appendix).

MOTOR VEHICLE PARKING PLAN

There are 43 motor vehicle parking spaces proposed on-site – 11 in an at-grade, covered parking area and 32 in a below-grade, secured parking garage. All parking spaces will be either 8'x16' or 8'x18' and there will be two (2) accessible parking spaces included. The configuration of the on-site vehicle parking is shown (see Figure C-105 and Figure C-106 attached in the Appendix).

MOTOR VEHICLE MOVEMENT PLANS

Vehicle tracking diagrams have been provided to demonstrate the ability of the largest possible vehicle to enter and exit the proposed parking areas. The vehicle movements include the following:

- Access to the proposed curb cut along Bedford Street (SU-24)
- Egress from the proposed curb cut along Bedford Street (SU-24)
- Access to a garage parking space (Passenger Vehicle)
- Egress from a garage parking space (Passenger Vehicle)

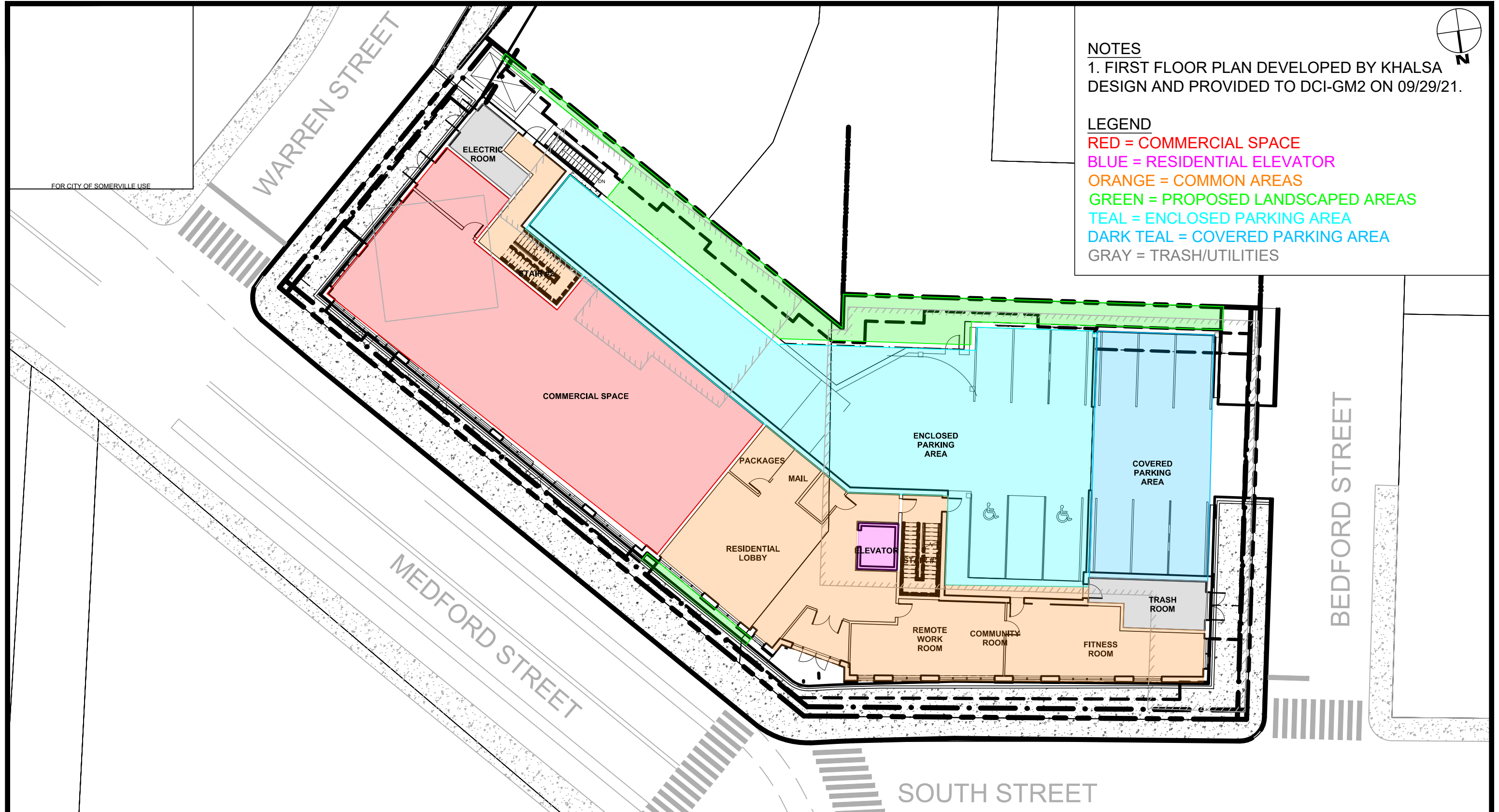
A passenger vehicle was used to show the garage movements and an SU-24 vehicle was used to show the at-grade movements, as these will likely be the largest vehicles to utilize the two parking areas (see Figure C-107, Figure C-108, and Figure C-109 attached in the Appendix).

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APPENDICES

**ILLUSTRATIVE SITE PLAN
TRANSPORTATION ELEMENTS PLAN
PEDESTRIAN ACCESS PLAN
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MOTOR VEHICLE PARKING PLANS
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ILLUSTRATIVE SITE PLAN



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THE ONYX
 16-20 MEDFORD STREET
 SOMERVILLE, MA

Illustrative Site Plan

Figure C-101

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 CHK BY: SGS
 DCI PROJ NO: 2021-024
 DATE: FEBRUARY 2022
 SCALE: 1" = 20'

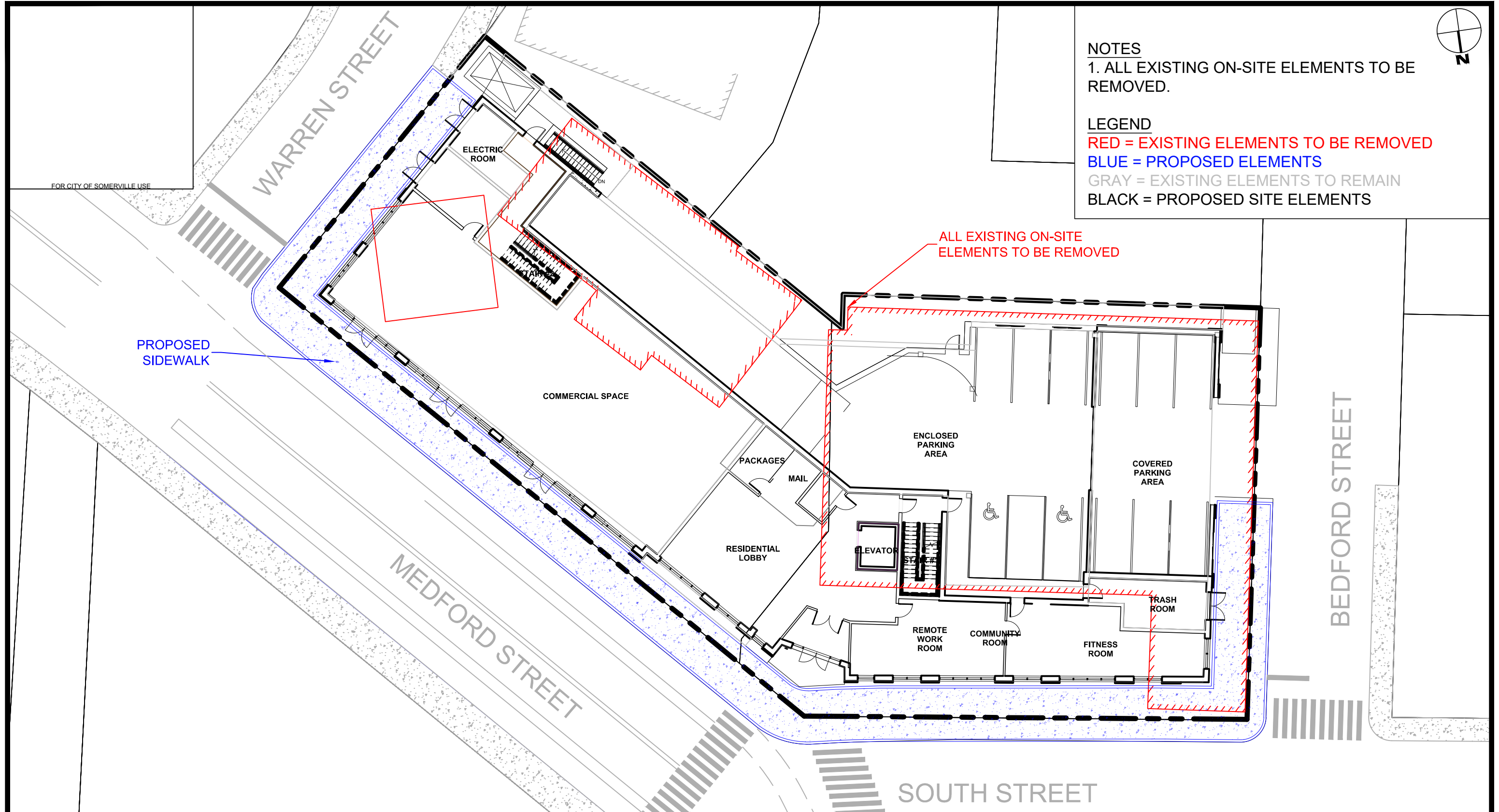
PROJECT TEAM

SITE NAME/ADDRESS

SHEET NAME

SHEET #

TRANSPORTATION ELEMENTS PLAN



- NOTES**
1. ALL EXISTING ON-SITE ELEMENTS TO BE REMOVED.
- LEGEND**
RED = EXISTING ELEMENTS TO BE REMOVED
BLUE = PROPOSED ELEMENTS
GRAY = EXISTING ELEMENTS TO REMAIN
BLACK = PROPOSED SITE ELEMENTS



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THE ONYX
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Transportation
Elements Plan

Figure C-102

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PROJECT TEAM

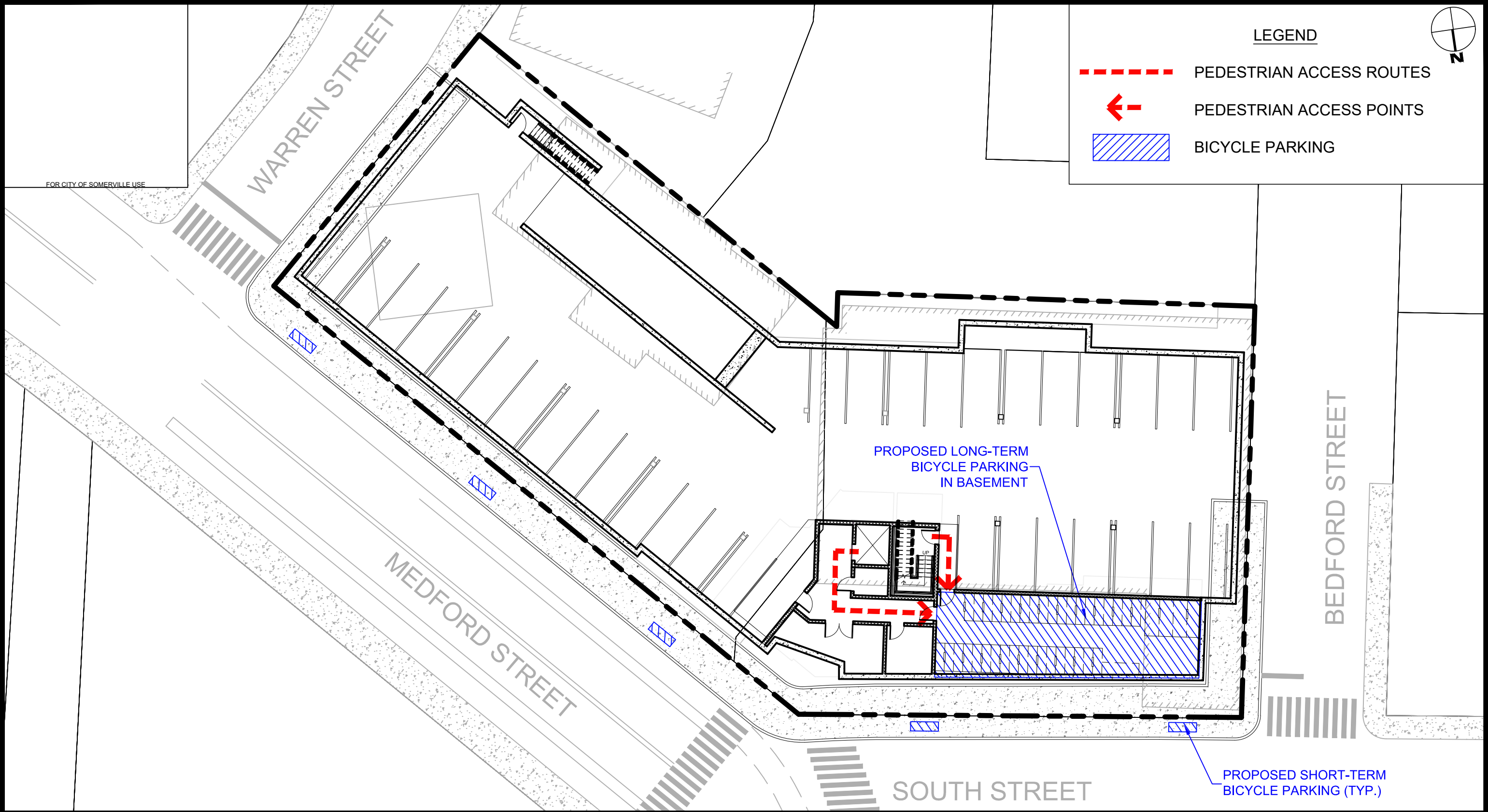
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PEDESTRIAN ACCESS PLAN

BICYCLE PARKING PLAN



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THE ONYX
16-20 MEDFORD STREET
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Bicycle Parking Plan

Figure C-104

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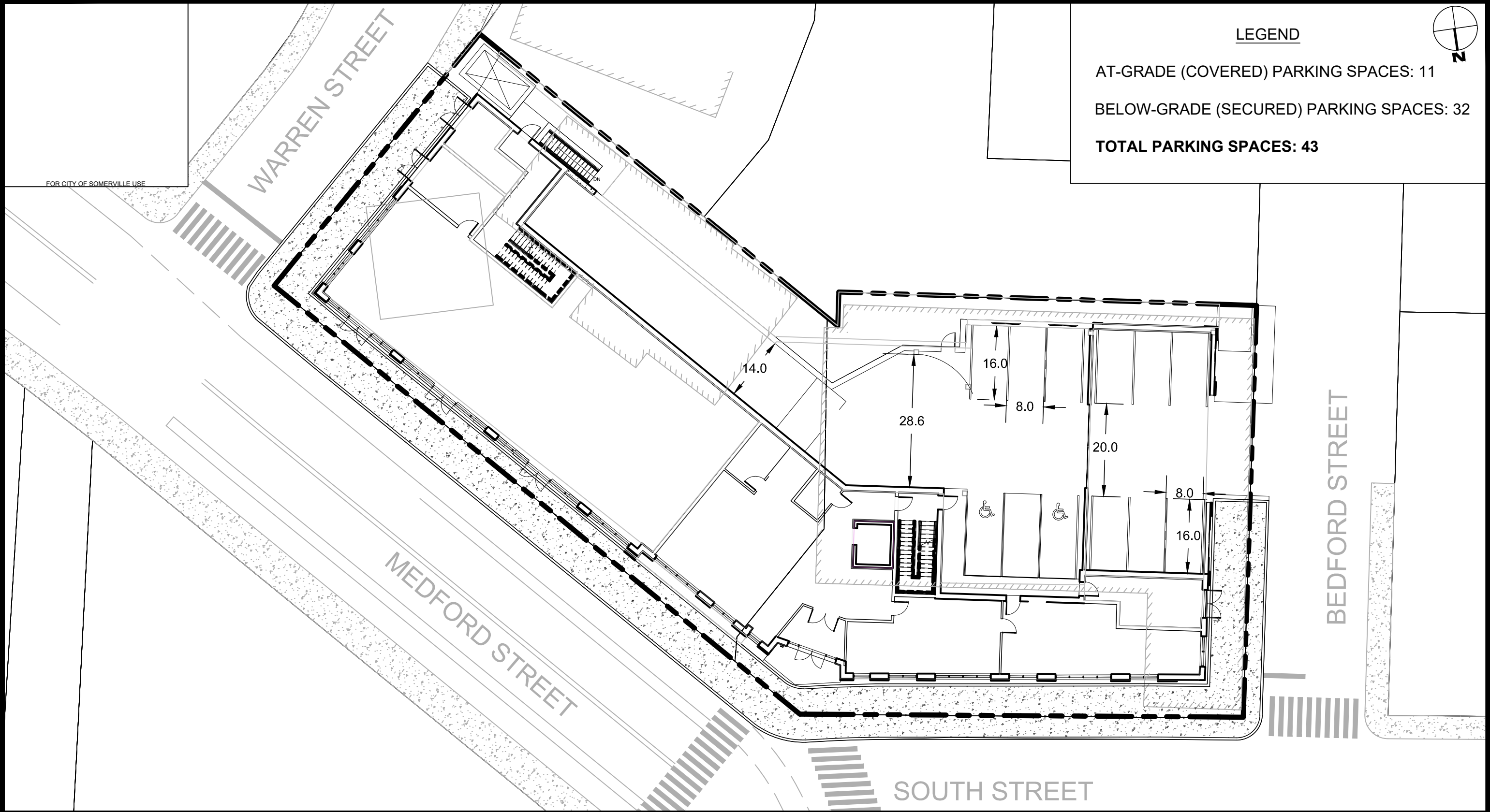
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MOTOR VEHICLE PARKING PLANS



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Vehicle Parking Plan -
At-Grade

Figure C-105

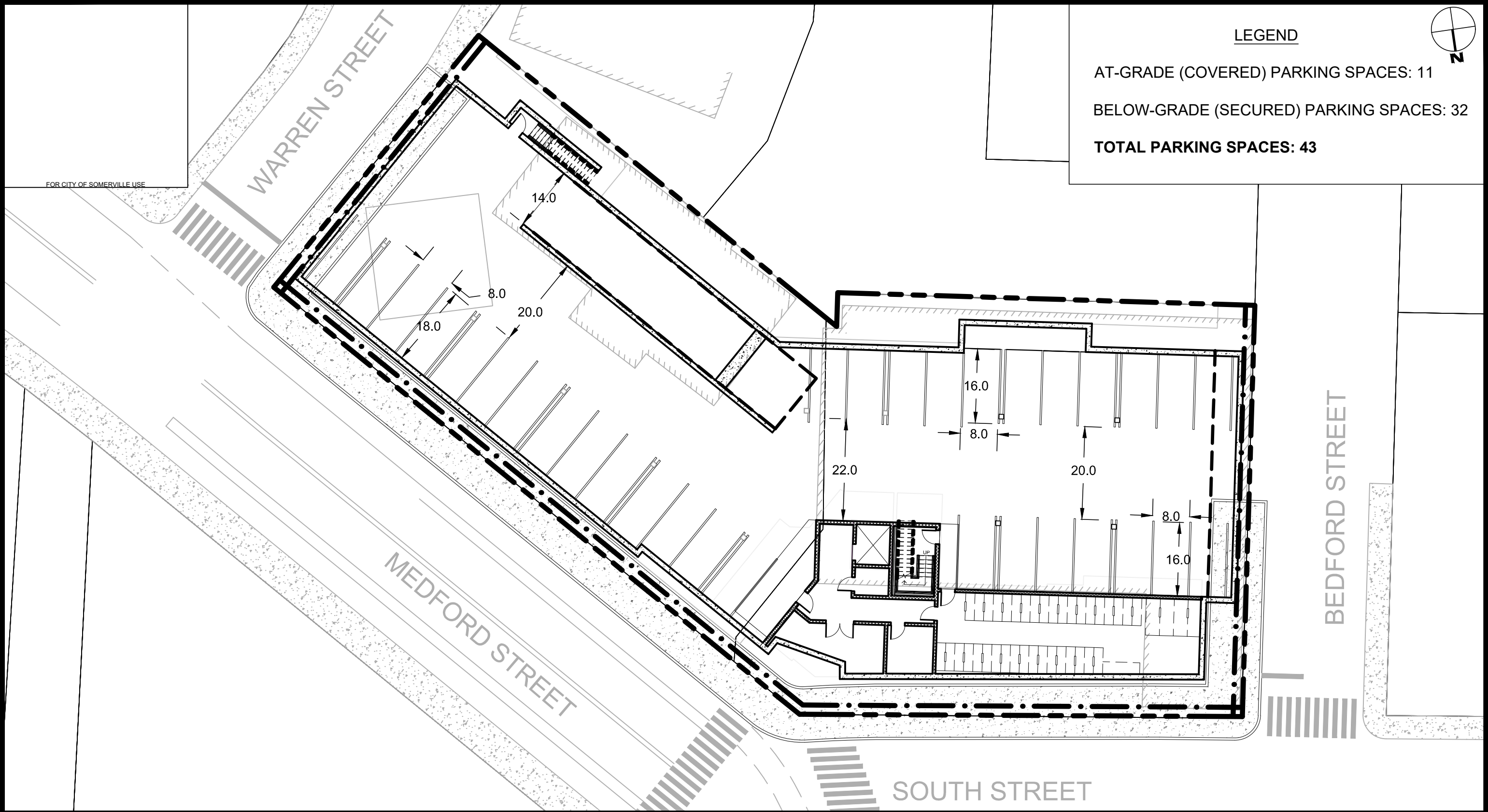
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Vehicle Parking Plan -
Below-Grade

Figure C-106

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MOTOR VEHICLE MOVEMENT PLANS

